

WARRANTY DEED

024693

KNOW ALL PERSONS BY THESE PRESENTS

TRANSFER
TAX
PAID

THAT KIRKWOOD DEVELOPMENT, INC., an Oklahoma corporation authorized to do business in the State of Maine, with a place of business at One Pleasant Street, Portland, Maine 04101 ("Grantor") for consideration paid by Bruce E. and Lynn G. Bernier, being married whose mailing address is P. O. Box 632, Waterville, Maine 04901 ("Grantees") the receipt of which is hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said ntees, as joint tenants, their heirs and assigns forever, a tain lot or parcel of land located in Waterville, Maine, and bounded and described as set forth in Schedule A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Grantees, their heirs and assigns, to them and their use and behoof forever.

AND Grantor does covenant with the said Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises, that they are free of all encumbrances except as set forth in Schedule A, that it has good right to sell and convey the same to the Grantees to hold as aforesaid, and that it and its successors and assigns shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, Kirkwood Development, Inc. has caused this instrument to be executed by Bruce K. Brown III, its Treasurer thereunto duly authorized this 30 day of September, 1988.

NESS:

KIRKWOOD DEVELOPMENT, INC.

By:

Bruce K. Brown III, Treasurer

STATE OF MAINE
COUNTY OF CUMBERLAND

September 30, 1988

Then personally appeared the above named Bruce K. Brown III, Treasurer of Kirkwood Development, Inc. and acknowledged the foregoing to be his free act and deed in his said capacity and the free act and deed of said corporation.

Before me,

Stephanie K. Wainer
Notary Public/Attorney-at-Law

SEAL

STEPHANIE K. WAINER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JULY 23, 1994

SCHEDULE A

A certain lot or parcel of land located in the City of Waterville, County of Kennebec and State of Maine, being bounded and described as follows:

Lot # 17 of the Forest Park Subdivision, as shown on a plan entitle "Plan of Forest Park located in the City of Waterville, Kennebec County, Maine", dated April 21, 1987, and recorded in the Kennebec County Register of Deeds in File #E-87056.

This conveyance is made subject to the Declaration of Protective Covenants of Forest Park by Kirkwood Development, Inc., as declarant dated May 12, 1988 and recorded in the Kennebec County Register of Deeds in Book 3346, Page 320.

Meaning and intending to convey a portion of the premises conveyed to the Grantor herein by Deed of R. Brent Cote, dated June 19, 1987 and recorded in said Registry in Book 3183, Page 98.

RECEIVED KENNEBEC SS.

1988 OCT 18 AM 11:19

ATTEST: *Norma Rose M. Munn*
REGISTER OF DEEDS